



# Falcon

01752 600444

## 11 Rigdale Close

Eggbuckland, Plymouth, PL6 5PR

Guide price £230,000- £240,000







## In Brief

### Mid- Terraced modern property

**Reception Rooms** Living room - Dining room

**Bedrooms** 3 bedrooms

**Heating** Gas central Heating

**Area** 852 Sq Ft

**Tenure** Freehold

**Parking** Garage in block and plenty of on street parking

**Council Tax** B

## Description

Situated in the ever-popular location of Eggbuckland, this well-presented mid-terrace property offers modern living in a quiet cul-de-sac setting. The ground floor features a spacious open-plan living and dining area leading seamlessly into a contemporary fitted kitchen. A generous hallway with built-in storage provides a welcoming entrance, with stairs rising to the first floor.

Upstairs, there are Two double bedrooms and a third bedroom, along with a stylish family bathroom comprising a three-piece suite with bath, wash basin, and WC. Outside, the private, enclosed rear garden enjoys a southerly aspect—perfect for relaxing or entertaining. To the front, the home benefits from an attractive green space, providing a safe and pleasant play area and setting the property back from the main road.

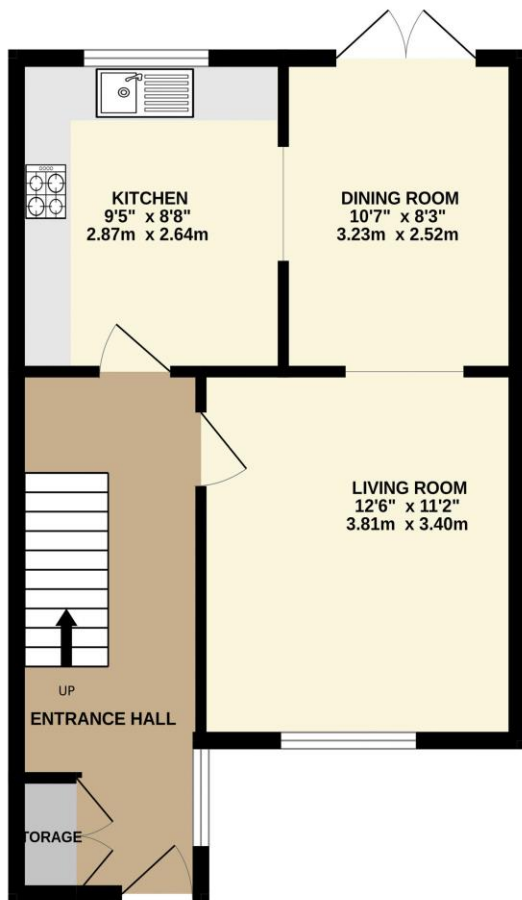
Additional features include a garage in a separate block, ample on-street parking, gas central heating, double glazing, and modern kitchen and bathroom fittings. Well-regarded local schools are within easy reach, making this an ideal choice for families or anyone looking to enjoy the Eggbuckland lifestyle

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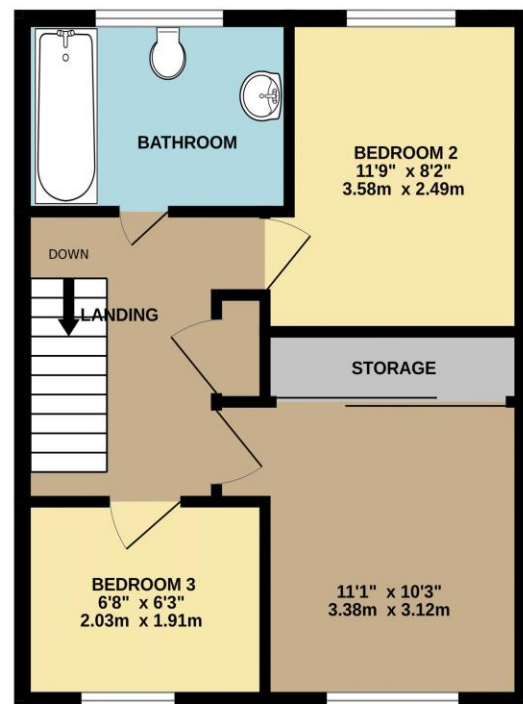
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ours is only £195 paid when you move!**

## Floor Plans

GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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